

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

April 21, 2003

Present: Robbie Rogers-Director and Chairperson, Terry Neal-Attorney, Richard Helms-Development Review Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Joe Payne-Coastal Engineering and Alysia Akins-Secretary.

Mr. Helms moved to approve the minutes from the April 14, 2003 meeting. Mrs. Keenum seconded the motion and the motion carried.

Old Business-

Cumberland Farms: Sumterville Expansion

Medium Development

Conceptual Site Plan Review

Mr. Helms spoke to the Project Engineer who has requested this item be tabled until further notice.

Mr. Helms made a motion to table the request until further notice from the applicant. Mrs. Keenum seconded the motion and the motion carried.

New Business-

VOS: Cherry Hill Villas

Final Plat Review

Steve Barley, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 62-unit subdivision. The attorney's concerns with the restrictions have been worked out. Revisions are being made to the owner dedications.

Mr. Bill Gulbrandsen, Fire Services Director, entered the meeting at 2:05.

Roberta Rogers, Director
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Richard Helms,
Development Coordinator
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Bernard Dew, County Administrator
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Benny G. Strickland, Chairman
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Joey A. Chandler, Vice Chairman
Dist 2, (352) 748-5005
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Robin Cox, Dist 5
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The required dedication language was discussed. Statements regarding private streets, tracts for open area and private areas reserved by the developer are to be in 1/4" boldface type. Other plats scheduled for BOCC approval were discussed regarding the pending dedication language issues. The BOCC certificate needs to be re-worded to meet code requirements. A statement regarding the placement of PRM's needs to be added. There was discussion of a utility easement on lot 20. The title certificate also needs to be updated. A 30-day grace period regarding title certifications was discussed. The title certificates can be submitted on a separate document. There were emergency access concerns due to only one entrance/exit. These concerns should be addressed during the preliminary plan stage. Privacy vs. public safety issues was discussed. Emergency access is submitted by staff as a general comment. The County Engineer reviews access and safety issues regarding ingress and egress.

Mr. Helms moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Lukert seconded the motion and the motion carried.

*The Villages: Southern Trace Addition
Final Plat Review*

Steve Barley, Farner, Barley and Associates, Inc., was present and requesting final plat approval for a 12-tract subdivision. The owner dedication language needs to be revised to meet code requirements. There has been no preliminary or engineering review on tracts 7 and 8. Staff has requested information regarding the projects these two tracts were a part of due to utility easement issues. There are no section lines shown on the vicinity map. The BOCC certificate needs to be re-worded to meet code requirements. A statement regarding the placement of PRM's needs to be added. The title certificate needs to be updated. There will be individual site plan approvals on the tracts along C-466.

Mrs. Keenum moved for final plat approval subject to all comments being addressed on a revised plat. Mr. Helms seconded the motion and the motion carried.

BOCC meeting dates will be pending until the dedication language issues are resolved.

Q & A/Public Forum-

Mr. Lukert discussed Mike Tucker and the Villages Fire Department regarding their jurisdiction on Villages projects approved by DRC. It was discussed whether or not Village project site plans should be submitted to Mr. Tucker. Mr. Tucker does review hydrant placement and some road issues. The County Engineer also reviews these same issues. Mr. Tucker does have authority to request changes. The Villages interlocal agreement with the County was discussed. Mr. Gulbrandsen would like to meet with Mrs. Rogers and Attorney Neal to discuss this matter further. Mr. Gulbrandsen would like clarification from the County regarding his position authority. Mr. Tucker may request courtesy copies of any Villages project plans.

County fire departments vs. private fire departments were discussed. The County Engineer's contract addresses site plan review. Jurisdiction vs. fire protection was also discussed. Mr. Lukert will work with the fire departments regarding any needed inspections. The Committee discussed having Mr. Tucker attend any DRC meetings regarding Villages projects in order for Mr. Gulbrandsen to have any fire access issues addressed.

The next DRC meeting is scheduled for April 28, 2003.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried

The meeting adjourned at 2:45 P.M.